

ORDINANCE NO. 2004-09-02A

An ordinance relating to land use; adopting updated Growth Management Comprehensive Land Use and zoning maps; providing for severability; providing an effective date; and requiring notice.

WHEREAS, Clark County and the City of Vancouver have developed a Subarea Master Plan for Section 30, T2N, R3E, W.M., and

WHEREAS, the Clark County Planning Commission conducted a duly-advertised public hearing concerning recommendations for changes to the Comprehensive Plan and zoning designations for Section 30 on July 15, 2004; and

WHEREAS, the Board of County Commissioners conducted a duly-advertised public hearing concerning the Planning Commission recommendations for changes to the Comprehensive Plan and zoning designations for Section 30 on July 27, 2004 and continued to August 17 & 31, and September 7, 14 & 21, 2004 in order to take additional testimony regarding the Development Agreements; and

WHEREAS, Clark County adopted an updated Growth Management Comprehensive Land Use Plan, zoning maps and zoning ordinances on September 7, 2004 with Ordinance No. 2004-09-02; and

WHEREAS, the Board of County Commissioners preferred to enter into Development Agreements with certain property owners in Section 30, T2N, R3E, W.M. prior to or in conjunction with the adoption of Comprehensive Plan and zoning designations for Section 30; now therefore

BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Adoption. Changes to the Comprehensive Plan and zoning designations for Section 30, T2N, R3E, W.M. (Exhibits 1 & 2) are hereby adopted. This action does not amend, but is supplementary to the updated Growth Management Comprehensive Land Use Plan, zoning maps and zoning ordinances on September 7, 2004 adopted with Ordinance No. 2004-09-02.

Development Agreements with Pacific Rock Products LLC (Exhibit 3), Glacier Northwest, Inc. (Exhibit 4) and Columbia Rock and Aggregates, Inc.; Friberg Properties LLC; Harry Friberg; and Schmid Family Partnership I (Exhibit 5) are hereby adopted.

The Subarea Master Plan for Section 30 dated February 2004 prepared by the J.D. White Company, Inc. is hereby incorporate by reference. This document shall serve as guidance for implementation of the vision for Section 30.

Section 2. Amendment. Amend Ordinance 2004-09-02 by adding the following language to Chapter 12 of the Plan text page 12-5, item 2 under urban holding:

2. removal of urban holding shall be by sub-area appropriate for consideration of affected capital facilities, and not by individual site specific properties, through a Type IV process initiated by the county;

Section 3. Amendment. Amend Ordinance 2004-09-02 to reflect Board of County Commissioners findings that SSR 2002-045 (parcel # 129825-000)(McDonald Living Trust) that such zone change request did not implicate the appropriateness of the current designation for such property.

Section 4. Authorization The Chair of the Board of County Commissioners is hereby authorized to sign the Development Agreements attached herein as in Exhibits 3-**5**.

Section 5. Effective Date. This ordinance shall go into effect at 12:01 a.m. on September 22, 2004.

Section 6. Severability. If any section, clause, or phrase of this ordinance should be held invalid or unconstitutional by the Growth Management Hearings Board or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Instructions to the Clerk. The Clerk of the Board shall:

Section 30

Proposed Comprehensive Plan

SE 1/4 of Section 30 T2R3E WM

Section 30 Affected Area



Proposed Comp
Plan Designations

AG - Agriculture

CC - Community Commercial

EC - Employment Center

MG - Mining

ML - Light Industrial

MU - Mixed Use

NC - Neighborhood Commercial

PF - Public Facility

UL - Urban Low

UM - Urban Medium

UR - Urban Reserve

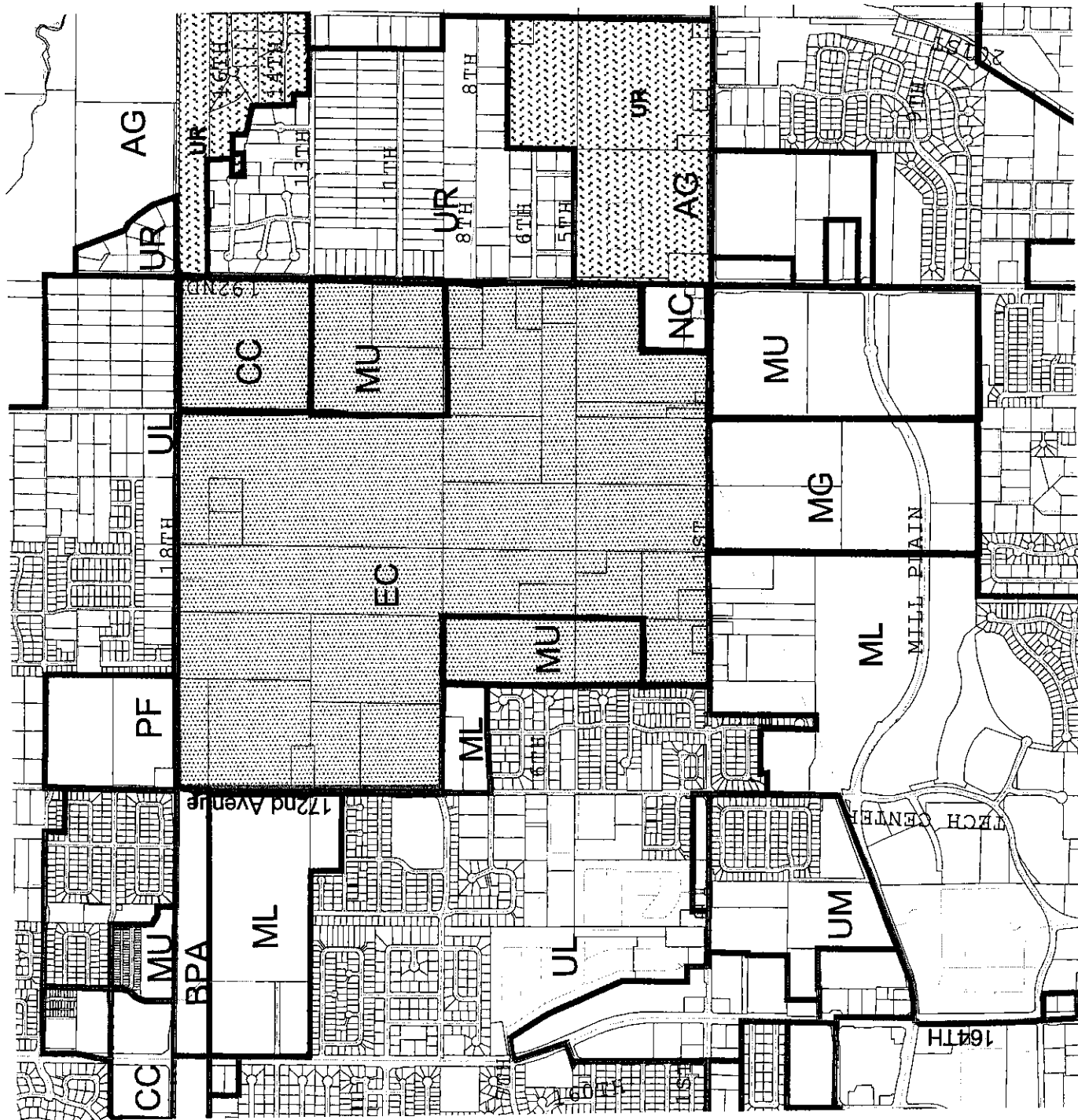
Urban Reserve Overlay

EXHIBIT 1



Community Development Long Range Planning
Plot Date: July 1, 2004

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



1000 0 1000 2000 Feet

Section 30

Proposed Zoning Map

SE 1/4 of Section 30 T2R3E WM









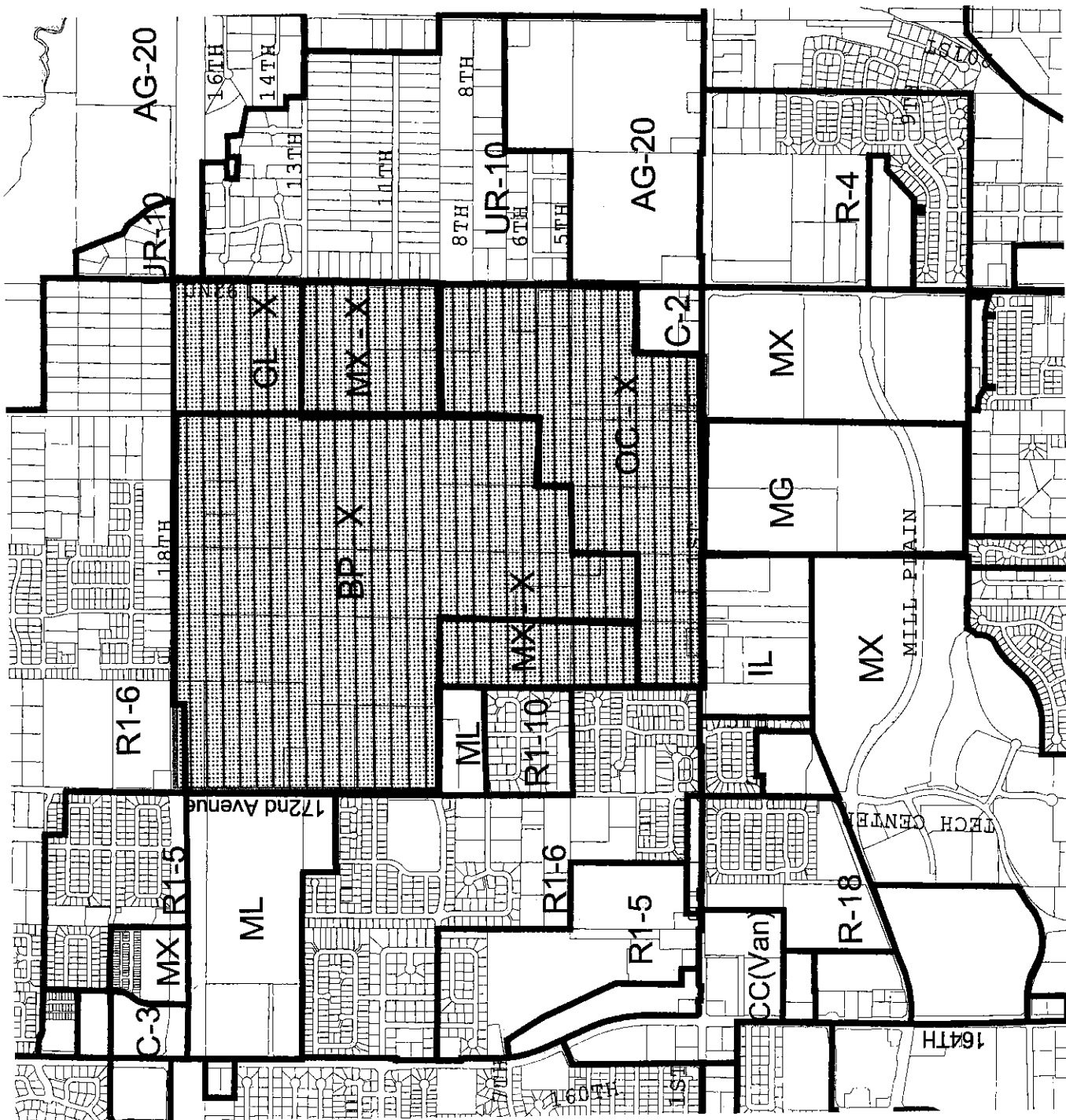
- Section 30 Affected Area**
-  Proposed Zoning
 -  BP Business Park
 -  CL Limited Commercial
 -  MX Mixed Use
 -  OC Office Campus
 -  X - Urban Holding - 20
 -  Surface Mining Overlay
 -  Roads

EXHIBIT 2



Community Development Long Range Planning
Plot Date: July 14, 2004

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



700 0 700 1400 Feet

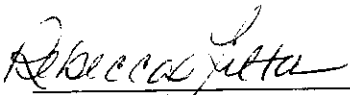


1. Transmit a copy of this ordinance to the Washington Department of Community, Trade, and Economic Development within ten days of its adoption, pursuant to RCW 36.70A.106;
2. Record a copy of this ordinance with the Clark County Auditor; and
3. Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW 36.70A.290.

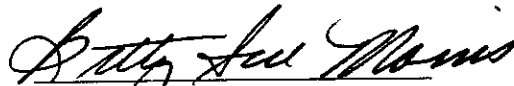
ADOPTED this 21 day of September, 2004.

Attest:

BOARD OF COMMISSIONERS
FOR CLARK COUNTY WASHINGTON

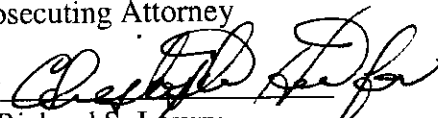


Deputy Clerk of the Board


Betty Sue Morris, Chair

Approved as to form only
ARTHUR D. CURTIS
Prosecuting Attorney

Craig Pridemore, Commissioner

By 
Richard S. Lowry
Chief Civil Deputy

Judie Stanton, Commissioner